

**ZONING AND PLATTING COMMISSION SITE PLAN
VARIANCE AND COMMISSION APPROVAL REVIEW SHEET**

CASE NUMBER: SPC-03-0005C(R2) **ZAP DATE:** 12/15/2020

PROJECT NAME: Albert H. Ullrich Water Treatment Plant

ADDRESS: 3602-1/2 Redbud Trail Unit C

APPLICANT: City of Austin

AGENT: MWM Design (512) 689-3289

CASE MANAGER: Jeremy Siltala (512) 974-2945 or jeremy.siltala@austintexas.gov

WATERSHED: Bee Creek, Little Bee Creek, Lake Austin (Suburban)

APPLICATION REQUEST: The applicant is requesting 7 environmental variances for proposed improvements including critical upgrades to replace aging equipment, improve environmental controls and safety. Additionally, sites zoned Public (P) with limits of construction greater than one acre in size are a Conditional Use that require Land Use Commission approval according to LDC section 25-2-625.

PROJECT DESCRIPTION: The applicant is proposing installation of Process Drain and Support Services and Low Service Pump Station Electrical Feed Renewal Project.

SUMMARY STAFF COMMENT: This is an urgent City project to replace aging critical infrastructure.

STAFF RECOMMENDATION:

Staff recommends approval of the variances and conditional use permit request. The site plan will comply with all other requirements of the Land Development Code prior to its release.

PROJECT INFORMATION:

SITE AREA	141.29 acres or 6,154,546 SF
ZONING	Public (P)
LAND USE	Water Treatment Plant
BUILDING HEIGHT	N/A
F.A.R	N/A
VEHICULAR ACCESS	N/A
PARKING	44 automobile

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets	Preservation Austin
Austin Neighborhoods Council	SELTexas
Bike Austin	Save Barton Creek Assn.
City of Rollingwood	Save Our Springs Alliance
Friends of Austin Neighborhoods	Sierra Club, Austin Regional Group
Neighborhood Empowerment Foundation	TNR BCP - Travis County Natural Resources

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:

1. Comply with the requirements of this title; Staff response: This application complies with the requirements of this title.
2. Comply with the objectives and purposes of the zoning district; Staff response: This application complies with the objectives and purposes of the zoning district.
3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site; Staff response: This application is compatible with the abutting sites.
4. Provide adequate and convenient off-street parking and loading facilities; Staff response: Adequate parking and loading facilities have been provided.
5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects; Staff response: The proposed project does not contribute to any of these adverse effects.

A conditional use site plan may not:

1. More adversely affect an adjoining site than would a permitted use; Staff response: The site plan will conform with all regulations and standards established by the Land Development Code prior to its release.
2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; Staff response: The project is not anticipated to have any detriment to safety or convenience.
3. Adversely affect an adjacent property or traffic control through the location, lighting, or type of signs; Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.

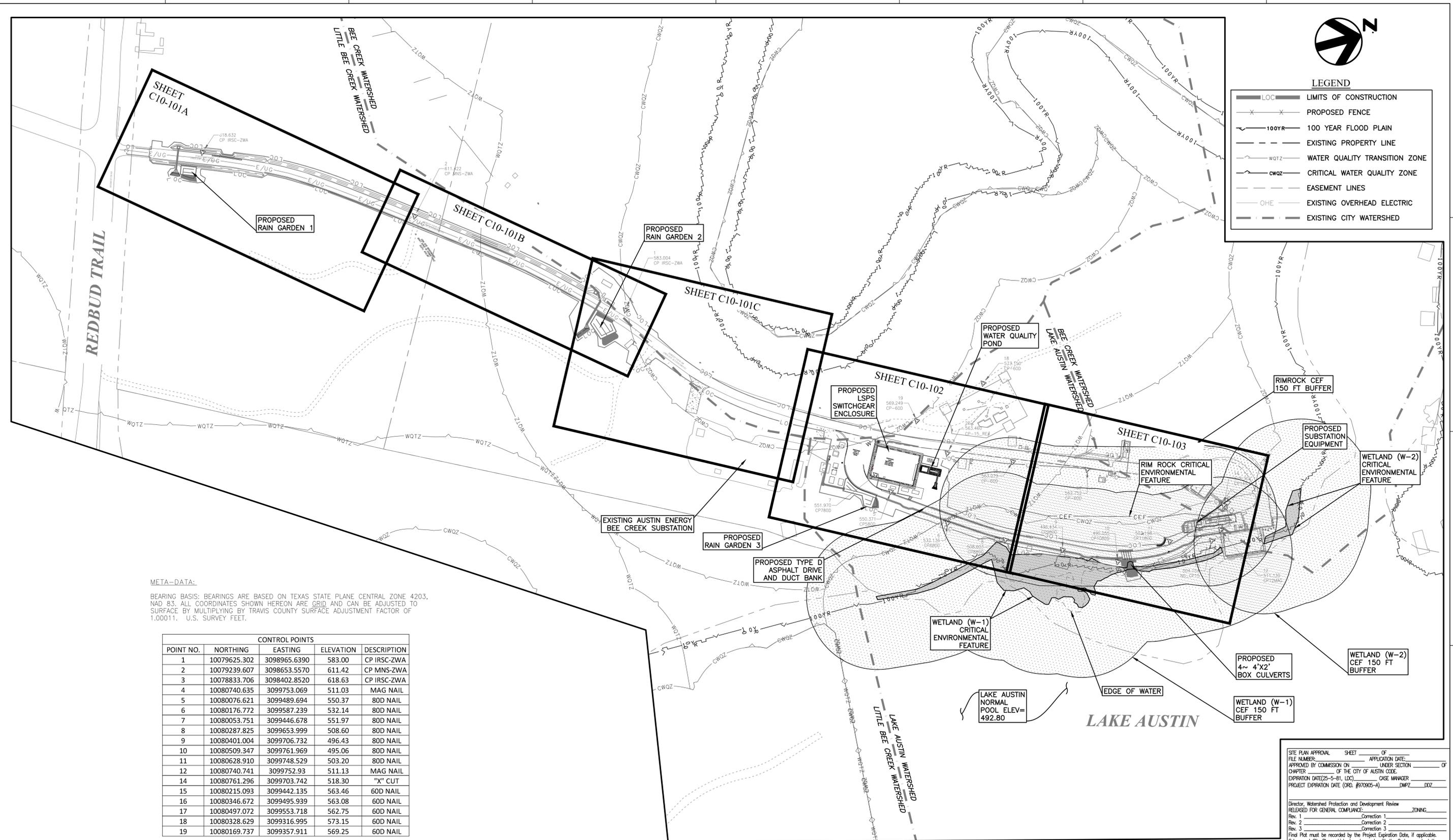
COMMISSION ACTION:

The Commission may either; approve, approve with conditions or deny the conditional use site plan permit.

To make a determination required for approval under [Section 25-5-145](#) (Evaluation of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- 1) A special yard, open space, buffer, fence, wall, or screen;
- 2) Landscaping or erosion;
- 3) A street improvement or dedication, vehicular ingress and egress, or traffic circulation;
- 4) Signs;
- 5) Characteristics of operation, including hours;
- 6) A development schedule; or
- 7) Other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

CADD FILE: \\CAS-DATASERVER\WATER\ACTIVE PROJECTS\COA W & WW LARGE & SMALL SCALE FACILITIES\DRYULLRICH_LSPS_SWITCHGEAR_PROJECT\3.0_WORK PRODUCTS\3.6_CAD\1126SITE00_PLOTTED: 11/13/2020 1:12:30 PM BY: JANE FU CIB FILE: PLOT-MSTANDARD1.dwg



LEGEND

- LOC LIMITS OF CONSTRUCTION
- PROPOSED FENCE
- 100YR 100 YEAR FLOOD PLAIN
- EXISTING PROPERTY LINE
- WATER QUALITY TRANSITION ZONE
- CRITICAL WATER QUALITY ZONE
- EASEMENT LINES
- EXISTING OVERHEAD ELECTRIC
- EXISTING CITY WATERSHED

META-DATA:
 BEARING BASIS: BEARINGS ARE BASED ON TEXAS STATE PLANE CENTRAL ZONE 4203, NAD 83. ALL COORDINATES SHOWN HEREON ARE GRID AND CAN BE ADJUSTED TO SURFACE BY MULTIPLYING BY TRAVIS COUNTY SURFACE ADJUSTMENT FACTOR OF 1.00011. U.S. SURVEY FEET.

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	10079625.302	3098965.6390	583.00	CP IRSC-ZWA
2	10079239.607	3098653.5570	611.42	CP MNS-ZWA
3	10078833.706	3098402.8520	618.63	CP IRSC-ZWA
4	10080740.635	3099753.069	511.03	MAG NAIL
5	10080076.621	3099489.694	550.37	80D NAIL
6	10080176.772	3099587.239	532.14	80D NAIL
7	10080053.751	3099446.678	551.97	80D NAIL
8	10080287.825	3099653.999	508.60	80D NAIL
9	10080401.004	3099706.732	496.43	80D NAIL
10	10080509.347	3099761.969	495.06	80D NAIL
11	10080628.910	3099748.529	503.20	80D NAIL
12	10080740.741	3099752.93	511.13	MAG NAIL
14	10080761.296	3099703.742	518.30	"X" CUT
15	10080215.093	3099442.135	563.46	60D NAIL
16	10080346.672	3099495.939	563.08	60D NAIL
17	10080497.072	3099553.718	562.75	60D NAIL
18	10080328.629	3099316.995	573.15	60D NAIL
19	10080169.737	3099357.911	569.25	60D NAIL

SITE PLAN APPROVAL SHEET _____ OF _____
 FILE NUMBER _____ APPLICATION DATE: _____
 APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF
 CHAPTER _____ OF THE CITY OF AUSTIN CODE.
 EXPIRATION DATE(25-5-81, LDC) _____ CASE MANAGER _____
 PROJECT EXPIRATION DATE (ORD. #970905-A) _____ DMPZ _____

Director, Watershed Protection and Development Review
 RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____
 Rev. 1 _____ Correction 1 _____
 Rev. 2 _____ Correction 2 _____
 Rev. 3 _____ Correction 3 _____
 Final Plot must be recorded by the Project Expiration Date, if applicable.
 Subsequent Site Plans which do not comply with the Code current at the
 time of filing, and all required Building Permits and/or a notice of
 construction (if a building permit is not required), must also be approved
 prior to the Project Expiration Date.



ISSUE	DATE	DESCRIPTION
B	10/09/2020	ADDENDUM 3
A	07/13/2020	ISSUED FOR BIDS

PROJECT MANAGER	
DESIGNED BY	TR
DRAWN BY	JC
CHECKED BY	JC
DATE	11/04/2020
PROJECT NUMBER	1126



**ULLRICH WTP
 LOW SERVICE PUMP STATION
 ELECTRICAL FEED RENEWAL**

0 1" 2"
 FILENAME 1126SITE00
 SCALE 1" = 100'

OVERALL SITE PLAN

SHEET
C10-101
 90 OF 174

